

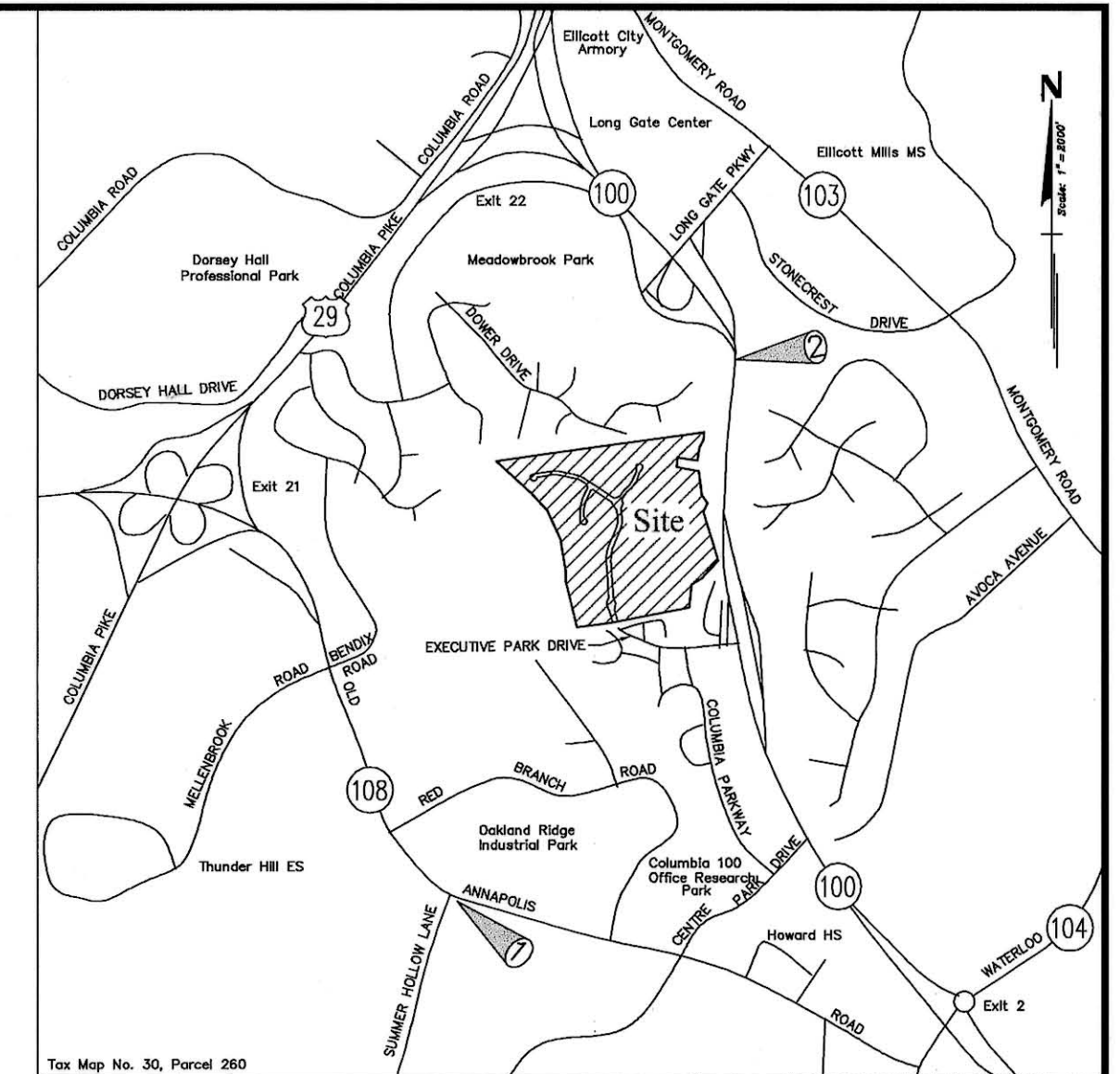
General Notes

- The project is in conformance with the latest Howard County standards unless waivers have been approved.
- The existing topography is taken from aerial survey, supplemented by field survey, at 2-foot contour intervals prepared by Rodgers and Associates, dated Oct. 2001.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate System. Howard County Monument Nos. 30FA, 37GH, 30CA, 30CB, and 30IA were used for this project.
- Water and sewer are public. Howard County Contract no.: 24-4065-D.
- As a consequence of its submission for County review prior to November 15, 2001, this plan is subject to compliance with the Fourth Edition of the Subdivision Regulations. In addition, because it did not have preliminary plan approval prior to November 1, 2001, it is subject to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
- Stormwater management for this plan provided on-site by 3 stormwater management facilities:
 SWMF #1-P-1(micropool extended detention pond which provides water quality and channel protection control), SWMF #2F-1(surface sand filter facility, which provides water quality control), SWMF #4-P-1(micropool extended detention pond, which provides water quality and channel protection control) All facilities to be publicly owned and maintained by Howard Co. SWMF #1, #2, and #4 must be constructed under Phases I & II of this subdivision.
- Existing utilities are based on Howard County contract drawings.
- The floodplain study for this project was prepared by Rodgers Consulting, Inc. dated 11/29/01.
- The wetland delineation study for this project was prepared by McCarthy and Associates, Inc. November, 2000, and was approved per sketch plan S-01-20.
- The traffic study for this project was prepared by The Traffic Group, dated 1/24/02.
- The noise study for this project was prepared by Staiano Engineering, Inc., dated 11/28/01.
- The geotechnical report for this project was prepared by GTA dated 11/30/01.
- Soils information taken from the Howard County Soils Survey, dated July, 1968, sheet 20.
- The area of this application is 26.38 acres. (Phases I & II)
- The existing zoning classification for phases I and II of this project is R-A-15.
- Front setbacks required from public roads only and not from private roads per Howard County Zoning section 112.D(4)(b)(1).
- Required 60' rear-to-rear distance does not apply to decks on the rear of townhouse units. In addition, decks are not included in the maximum 60% lot coverage requirement for townhouse units.
- The existing house presently located on lot 167 will remain as a residence.
- The waiver petition, WP-01-117, was approved on August 1, 2001 to waive Section 16.115 and 16.116(a) to allow work in the floodplain and in the stream buffer for the construction of a public access place crossing to serve 15 proposed residential R-20 zoned lots, and section 15-120(c)(4) to allow SFA lots to front on a private road greater than 200 feet in length (applies to road in front of proposed lots 168-182). Approval is subject to the following conditions: (1) Construct the crossing using the bottomless culvert proposed with the waiver documentation. (2) Limit the disturbance to the environmental areas to the minimum extend necessary for construction of the stream crossing. (3) In preparation of the Forest Conservation Plan proposal, provide afforestation within the wooded area of the priority stream buffer shown on the Stream Crossing Exhibit.
- A minimum of twenty (20) feet shall be maintained between trees and street lights.
- Plan(s) for required traffic signs and pavement markings will be included with the Final Construction Plan(s) submittals as required per Howard County Design Manual Volume III- Roads and Bridges, section 2.13.
- A waiver of Design Manual, Volume I, Section 5.2.4.1 to allow pond top of cut to be located less than the required 25' minimum distance from a right-of-way was approved on August 7, 2002. Approval is subject to the following conditions: (1) Internal pond landscaping is required for Open Space Lots 89 and 113 as per the 2000 Maryland Stormwater Management Design manual Volumes I and II. Each pond perimeter shall, at a minimum, meet the requirements of the Howard County Landscape Manual, Type B Landscape Buffer. (2) State on the exhibit that the design Manual Waiver request is on sheets 5, 6, and 7 of the Preliminary Plan P-02-17. (3) The proposed alignment of the water and sewer easement across Lots 86-88 and Lots 115-116 combined with the proposed storm drain easement results in an unacceptable encumbrance of usable lot space for these lots. An approval of this Design Manual Waiver request cannot result in the lot layouts as proposed. Alternative locations of the storm drain system and associated easement must be shown on the Preliminary Plans P-02-17 to reduce the lot encumbrances of Lots 86-88 and Lots 115-116.*

PRELIMINARY PLAN

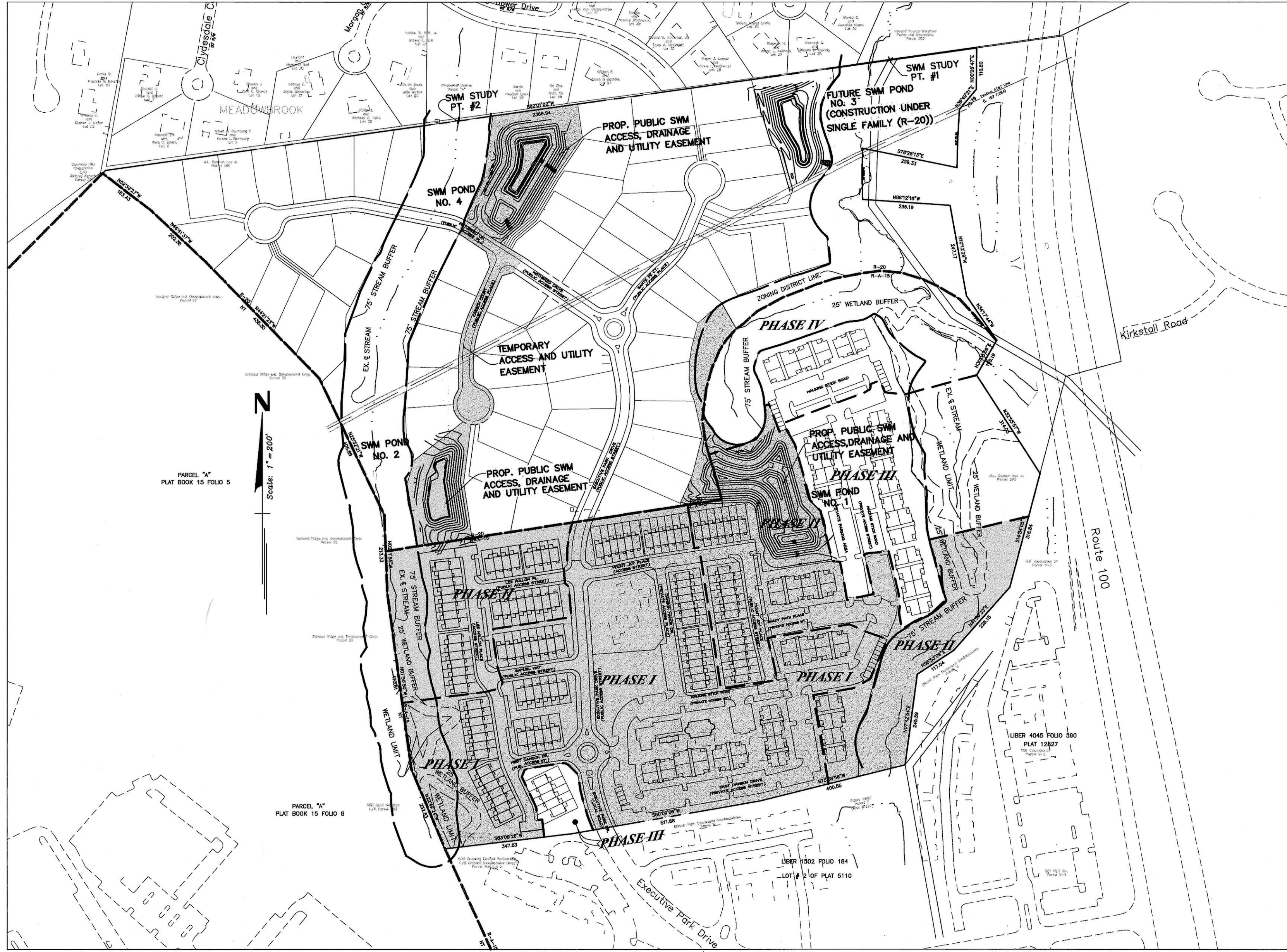
MOUNT JOY PHASES I & II

ELECTION DISTRICT NO.2, HOWARD COUNTY, MARYLAND



Vicinity Map
Scale: 1" = 200'

BENCH MARKS (NAD83)			
BENCHMARK NO. 1	---HO. CO. No. 30FA		
HOWARD CO. STD. STAMPED DISC LOCATED SW CORNER OF RT. 108 AND SUMMER HOLLOW LANE.			
N	568621.336,	E	1361563.983
		ELEV.	441.619
BENCHMARK NO. 2	---HO. CO. No. 30CA		
HOWARD CO. STD. STAMPED DISC LOCATED ON THE EAST SIDE OF THE N.B.L. OF RT. 100			
N	575083.465,	E	1364681.801
		ELEV.	380.087



PARKING CALCULATIONS (@ 2.0 SP/UNIT) FOR PHASES I & II

I. TOWNHOUSES (Total 113 units)

a. Required:	Total	226
b. Provided:	Total	261*
	Garage parking	113
	Driveway Parking	113

* Includes an additional 35 off-street parking spaces.

II. APARTMENTS (136 units)

a. Required:	Total	272
b. Provided:	Total	272

III. CLUB HOUSE/SWIMMING POOL:

a. Required: 38 (per Howard Co. Health Dept.: 12 sf/person for shallow pool
15 sf/person for 5' or greater depth (lap pool))

Since the proposed pool is 2750± sf, and assumed 75% is shallow, then
 2063± sf/12 = 172 persons (shallow)
 687± sf/15 sf = 46 persons (5' deep)
 670± sf/15 sf = 45 persons
 Total persons = 263 persons
 7 persons per parking space, then 38 spaces required
 b. Provided: 38 parking spaces

Total spaces provided for Apartment and club house: 310 spaces

TOTAL PARKING REQUIRED FOR PHASES I & II SUBMISSION: 536 SPACES

TOTAL PARKING PROVIDED FOR PHASES I & II SUBMISSION: 571 SPACES

OPEN SPACE CALCULATIONS (PHASES I & II)

Total area of Phases I & II submission = 26.38± AC.
 required @ 26.38± AC. x 25% = 6.60 AC.
 provided = 6.64 AC.

Recreation Open Space required:

Townhouses : 200 sf x 113 = 22,600 sf
 Apartment : 175 sf x 136 = 23,800 sf
 Single Family: 250 sf x 1 = 250 sf
 Total required : 46,650 sf or 1.07 ac.
 Total Provided: 1.1 ac.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

[Signature]
 PLANNING DIRECTOR
 DATE: 9/27/02

Study Point #1 SWM Storage Requirement Summary And Treatment Strategy						
Study Point #1	DA (Ac.)	WQV (Ac-R)	Rev (Ac-FT/AS)	CPV (Ac-R)	Overbank Protection (Ac-R)	Extreme Flood (Ac-R)
Total onsite area to Study Point (Prop)	38.27				N/A	N/A
Total offsite area to Study Point	640				N/A	N/A
Pond #1 (Micropond P-1)	15.22	0.8**	0.2032.49	1.0500	N/A	N/A
Pond #2 (Sandfilter F-1)	4.33	0.112**	0.0200.33	***	N/A	N/A
By-Pass Areas (onsite)	18.72	**	*	***		

Treatment Strategy
 *Rev - Treated by Grass Swales, Sheet Flow to Buffers & Option of Structural Storage below Sandfilter in Pond #1
 **WQV - Treated by Micropond #2 for Pond 1, Sand filter in Pond 3, & Sheet flow to buffer credits for By-Pass areas
 ***CPV - Provided in Pond #1 remaining areas by-passed. One year flows pre & post checked at study point. CPV areas < 2.0cfs evaluated.

For Backup computations see SWM computation Package

Study Point #2 SWM Storage Requirement Summary And Treatment Strategy						
Study Point #2	DA (Ac.)	WQV (Ac-R)	Rev (Ac-FT/AS)	CPV (Ac-R)	Overbank Protection (Ac-R)	Extreme Flood (Ac-R)
Total onsite area to Study Point (Prop)	32.95				N/A	N/A
Total offsite area to Study Point	50.3				N/A	N/A
Pond #4 (Micropond P-1)	17.79	0.5630	0.1401.72	1.2000	N/A	N/A
Pond #2 (Sandfilter F-1)	2.45	0.4320	0.1121.86	***	N/A	N/A
By-Pass Areas (onsite)	10.71	**	*	***		

Treatment Strategy
 *Rev - Treated by Grass Swales, Sheet Flow to Buffers & Disconnected Roof tops
 **WQV - Treated by Micropond #2 for Pond 4, Sand filter in Pond 2, & Sheet flow to buffer credits & disconnected roof tops for By-Pass areas
 ***CPV - Provided in Pond #4 remaining areas by-passed. One year flows pre & post checked at study point. CPV areas < 2.0cfs evaluated.

For Backup computations see SWM computation Package

***APFO SCHEDULE**

PHASE	# OF TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION DUE DATES
I	144	2003	WITHIN 9 MONTHS OF THE DATE OF SIGNATURE APPROVAL OF THE SKETCH PLAN
II	105	2004	BETWEEN JULY 1, 2001 AND APRIL 1, 2002
III	113	2005	BETWEEN JULY 1, 2002 AND APRIL 1, 2003
IV	42	2006	BETWEEN JULY 1, 2003 AND NOV. 1, 2003

PROPOSED PHASING SCHEDULE

PHASE	SINGLE FAMILY ATTACHED	APARTMENT	TOTALS	UNIT #'S
I	60	84	144	6-19, 37-41, 43-56, 148-159, 168-182, APTS. A, B, C, D, E, I, AND J
II	53	52	105	20-34, 58-73, 160-166, 183-187, APTS. F, G, J, AND K
III	5	108	113	F-5
IV	0	42	42	APTS. L, M, Q, R, S, T, U, AND V
			404	

LOCATION MAP

SCALE: 1" = 200'

NOTES:
 THIS SURVEY IS IN THE MARYLAND STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS INCORPORATING THE FOLLOWING HOWARD COUNTY, MARYLAND CONTROL STATIONS:
 STATION 30FA N.568621.336' E.1361563.983'
 STATION 37GB N.563452.821' E.1368503.167'
 STATION 30CA N.575083.465' E.1364681.801'
 STATION 30CB N.576541.342' E.1361211.296'
 STATION 30IA N.567750.958' E.1364842.598'

DATE	REVISION	DATE	BY	DATE
	REV. PER DPZ COMMENTS 12-27-01		BASE DATA	12/01
	REV. PER DPZ COMMENTS	5/20/02	DESIGNED	
	REV. PER DPZ COMMENTS 6-28-02	7/28/02	DRAWN	12/01
	SIGNATURE APPROVAL SUBMISSION	9/17/02	REVIEWED	
			RELEASE FOR	
			BY	DATE

CONTRACT PURCHASER:
WINCHESTER HOMES
 6305 IVY LANE
 SUITE 800
 GREENBELT, MD 20770
 PHONE: 301-474-4411
 CONTACT: MICHAEL J. CONLEY

OWNER:
M.L. DAWSON LEE, JR.
 MOUNT JOY FARM
 499 COLUMBIA ROAD
 ELLICOTT CITY, MD 21043-5996

**PRELIMINARY PLAN
COVER SHEET**



Rodgers Consulting, Inc.
 9260 Gaither Road
 Gaithersburg, MD 20877
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 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

**PHASE I & II
MOUNT JOY**
 ELECTION DISTRICT NO. 2
 HOWARD COUNTY, MARYLAND
 TAX MAP: 30 GRID: 12 PARCEL NO. 260
 DPZ FILE NO.: S-01-20, WP-01-117

SHEET INDEX

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GRADING & STORM DRAIN	3-4
SEDIMENT CONTROL	5-6
LANDSCAPE PLAN	7-8
FOREST CONSERVATION PLAN	9-10

SCALE: AS SHOWN
 JOB No.: 506V2
 DATE: 12/01
 INDEX No.:
 SHEET No.: 1 of 10

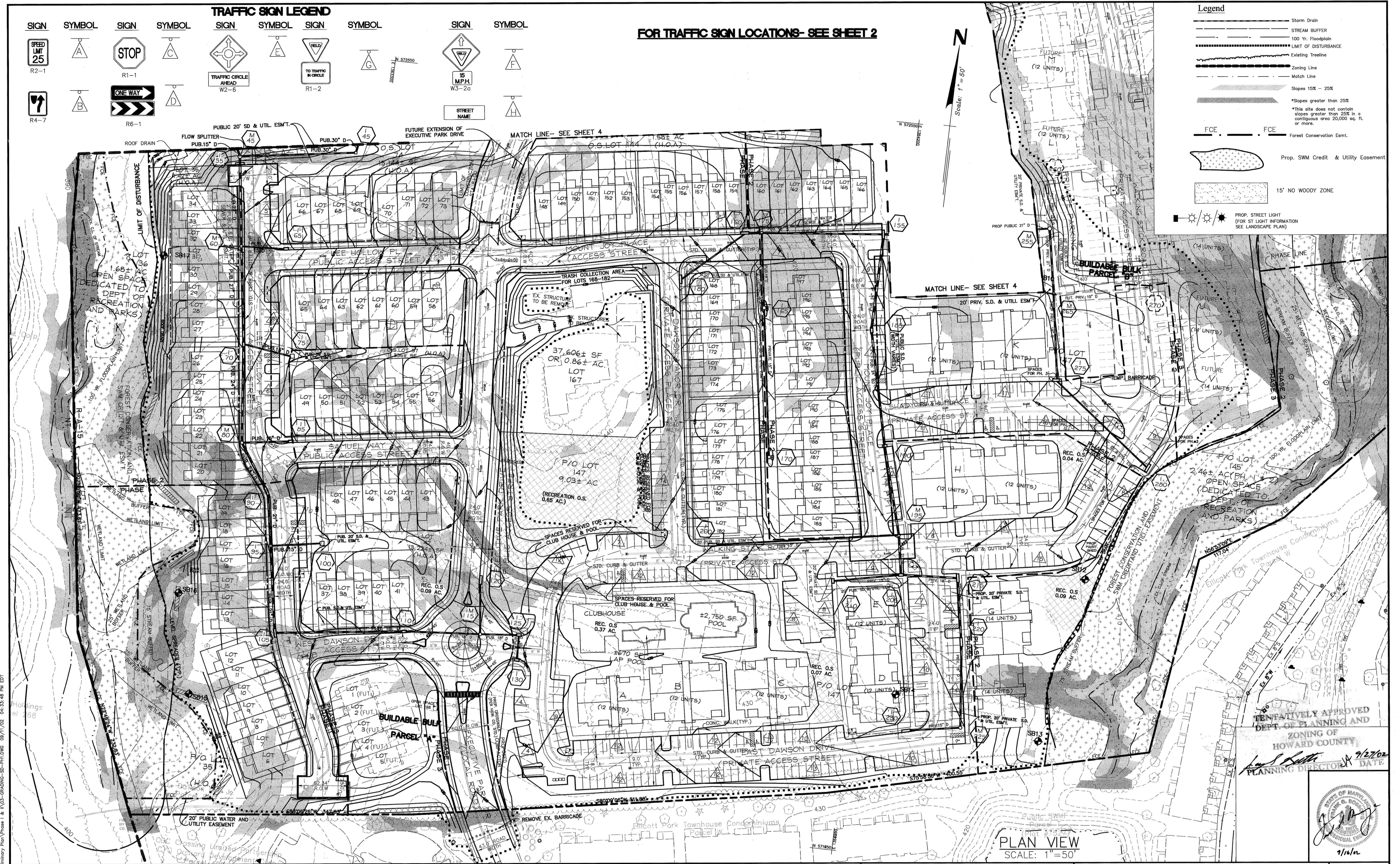
TRAFFIC SIGN LEGEND

SIGN	SYMBOL	SIGN	SYMBOL	SIGN	SYMBOL	SIGN	SYMBOL

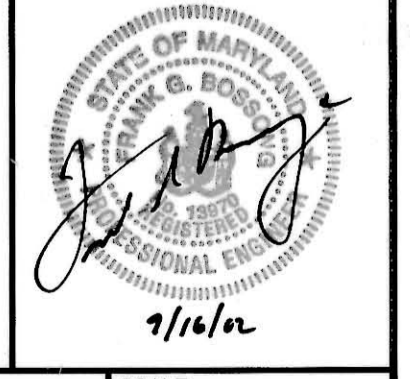
FOR TRAFFIC SIGN LOCATIONS- SEE SHEET 2

Legend

- Storm Drain
- STREAM BUFFER
- 100 Yr. Floodplain
- LIMIT OF DISTURBANCE
- Existing Tree Line
- Zoning Line
- Match Line
- Slopes 15% - 25%
- *Slopes greater than 25%
- *This site does not contain slopes greater than 25% in a contiguous area 20,000 sq. ft. or more.
- FCE Forest Conservation Esmt.
- Prop. SWM Credit & Utility Easement
- 15' NO WOODY ZONE
- PROP. STREET LIGHT (FOR ST LIGHT INFORMATION SEE LANDSCAPE PLAN)



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR 9/27/02 DATE



PLAN VIEW
SCALE: 1"=50'

DATE	REVISION	DATE	BY	DATE
	REV. PER DPZ COMMENTS 12/27/01		BASE DATA	CADD 12/01
	REV. PER DPZ COMMENTS 4/8/02	5/20/02	DESIGNED	YSL 12/01
	REV. PER DPZ COMMENTS 6/28/02	7/28/02	DRAWN	YSL 12/01
	SIGNATURE APPROVAL SUBMISSION	9/17/02	REVIEWED	PFB 12/01
	RELEASE FOR			
	BY			

CONTRACT PURCHASER:
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6305 IVY LANE
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GREENBELT, MD 20770
PHONE: 301-474-4411
CONTACT: MICHAEL J. CONLEY

OWNER:
M.L. DAWSON LEE, JR.
MOUNT JOY
499 COLUMBIA ROAD
ELLCOTT CITY, MD 21043-5996

PRELIMINARY PLAN
GRADING & STORM DRAIN PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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301.253.6609
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PHASE I & II
MOUNT JOY
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID: 12 PARCEL NO. 260
DPZ FILE NO.: S-01-20, WP-01-117

SCALE: 1"=50'
JOB No.: 506V2
DATE: 12/01
INDEX No.:
SHEET No.: 3 OF 10

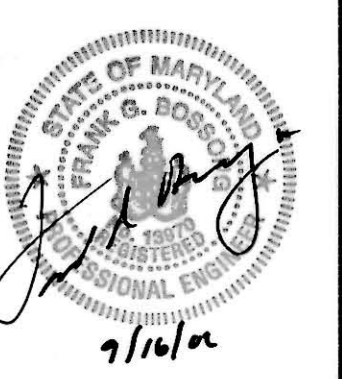
PRELIMINARY: NOT FOR CONSTRUCTION

LEGEND

- ➔ PROPOSED EARTH DIKE
- ➔ EXISTING EARTH DIKE
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- SF— SF— SILT FENCE
- SSF— SSF— SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- ▨ INFLOW PROTECTION
- FCE FCE Forest Conservation Easmt.
- Prop. SWM Credit & Utility Easement
- 15' NO WOODY ZONE



PROVATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Paul R. Roth 9/27/02
 PLANNING DIRECTOR DATE



PLAN VIEW
 SCALE: 1"=50'

DATE	REVISION	DATE	BY	DATE
			BASE DATA	CADD 12/01
			DESIGNED	YSL 12/01
			DRAWN	YSL 12/01
			REVIEWED	PFB 12/01
9/17/02	SIGNATURE APPROVAL SUBMISSION	9/17/02	RELEASE FOR	
7/28/02	REVISE PER DPZ COMMENTS 6/28/02	7/28/02		
5/27/02	REVISE PER DPZ COMMENTS 5/27/02	5/27/02		

CONTRACT PURCHASER:
WINCHESTER HOMES
 6305 IVY LANE
 SUITE 800
 GREENBELT, MD 20770
 CONTACT: MICHAEL J. CONLEY

OWNER:
M.L. DAWSON LEE, JR.
 MOUNT JOY
 499 COLUMBIA ROAD
 ELLICOTT CITY, MD 21043-5996

PRELIMINARY PLAN
SEDIMENT CONTROL PLAN



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PHASE I & II
MOUNT JOY
 ELECTION DISTRICT NO. 2
 HOWARD COUNTY, MARYLAND
 TAX MAP: 30 GRID: 12 PARCEL NO. 260
 DPZ FILE NO.: S-01-20, WP-01-117

SCALE: 1"=50'
JOB No. 506V2
DATE: 12/01
INDEX No.
SHEET No. 5 OF 10

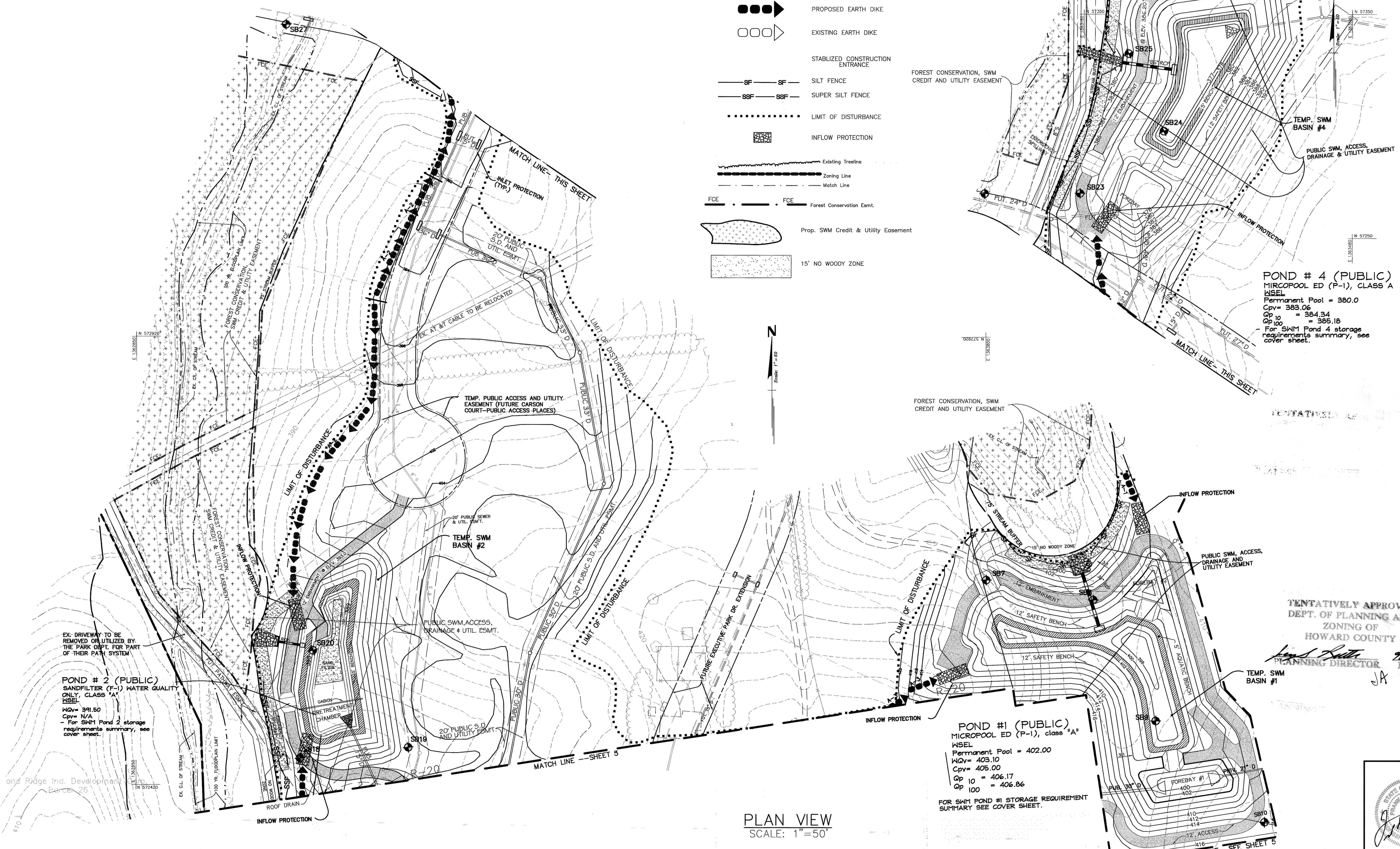
PRELIMINARY: NOT FOR CONSTRUCTION

P02-10 P-02-10

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LEGEND

- ➔ PROPOSED EARTH DIKE
- ➔ EXISTING EARTH DIKE
- SF — SF — STABILIZED CONSTRUCTION ENTRANCE
- SSF — SSF — SILT FENCE
- SSF — SSF — SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- ▨ INFLOW PROTECTION
- Existing Treeline
- Zoning Line
- Match Line
- FCE — FCE — Forest Conservation Easmt.
- Prop. SWM Credit & Utility Easement
- 15' NO WOODY ZONE

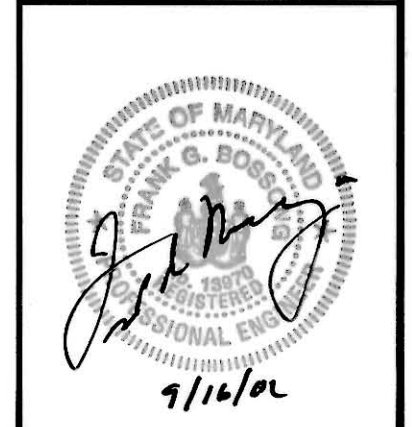


POND # 4 (PUBLIC)
 MICROPOOL ED (P-1), CLASS A
 WSEL
 Permanent Pool = 380.0
 Cpv = 383.06
 Qp 10 = 384.34
 Qp 100 = 385.18
 For SWM Pond 4 storage requirements summary, see cover sheet.

POND #1 (PUBLIC)
 MICROPOOL ED (P-1), class "A"
 WSEL
 Permanent Pool = 402.00
 WQv = 403.10
 Cpv = 405.00
 Qp 10 = 406.17
 Qp 100 = 406.86
 FOR SWM POND #1 STORAGE REQUIREMENT SUMMARY SEE COVER SHEET.

POND # 2 (PUBLIC)
 SANDFILTER (F-1) WATER QUALITY ONLY, CLASS "A" WSEL
 WQv = 391.50
 Cpv = N/A
 For SWM Pond 2 storage requirements summary, see cover sheet.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
[Signature] 9/27/02
 PLANNING DIRECTOR DATE
 JA



PLAN VIEW
 SCALE: 1"=50'

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	REV. PER DPZ COMMENTS 4/8/02	5/20/02	CADD	12/01
	REV. PER DPZ COMMENTS 6/28/02	7/26/02	DESIGNED	12/01
	SIGNATURE APPROVAL SUBMISSION	9/17/02	DRAWN	12/01
			REVIEWED	12/01

CONTRACT PURCHASER:
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 6305 IVY LANE
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 GREENBELT, MD 20770
 PHONE: 301-474-4411
 CONTACT: MICHAEL J. CONLEY

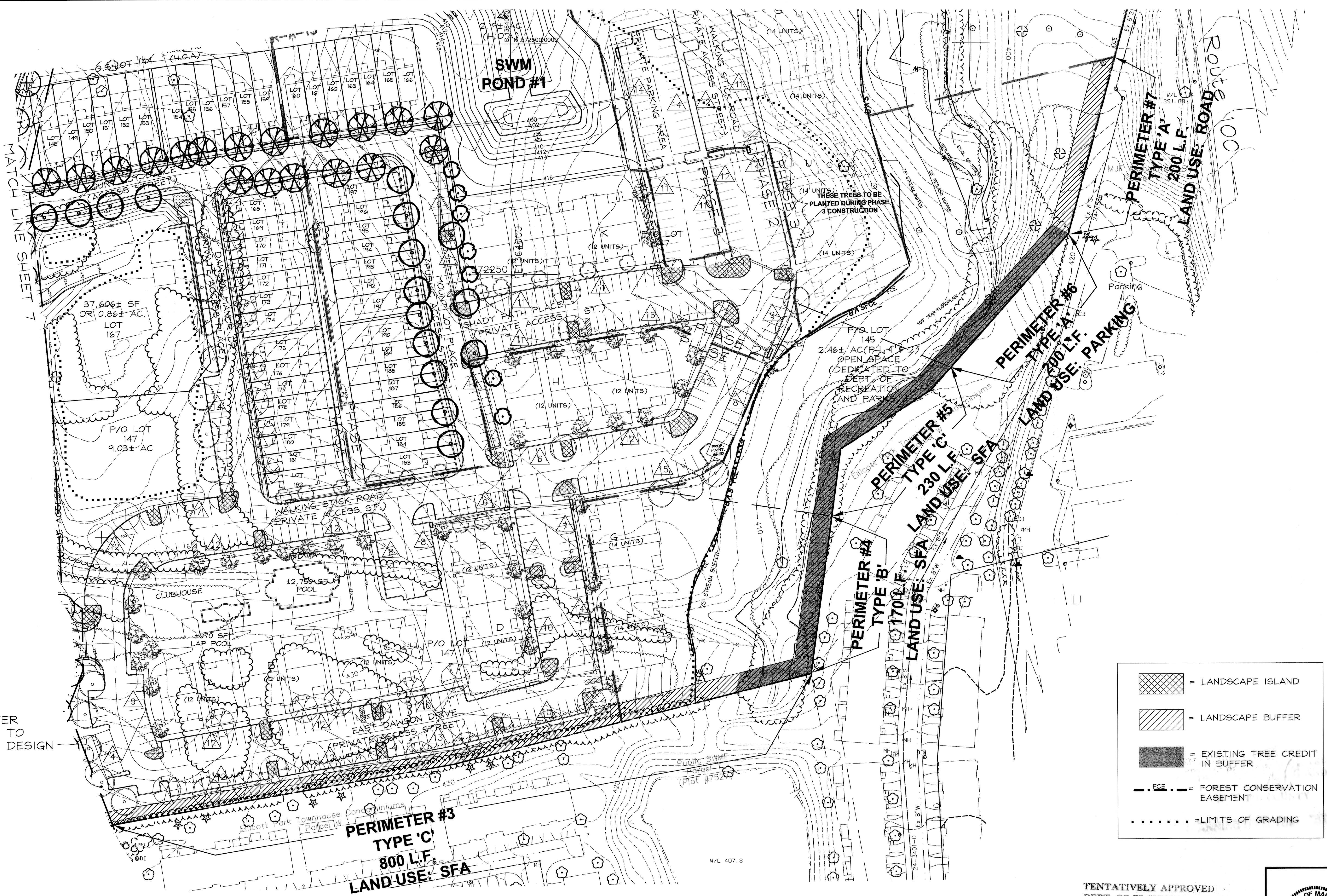
OWNER:
M.L. DAWSON LEE, JR.
 MOUNT JOY
 499 COLUMBIA ROAD
 ELLICOTT CITY, MD 21043-5996

**PRELIMINARY PLAN
 SEDIMENT CONTROL PLAN**

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PHASE I & II
MOUNT JOY
 ELECTION DISTRICT NO. 2
 HOWARD COUNTY, MARYLAND
 TAX MAP: 30 GRID: 12 PARCEL NO. 260
 DPZ FILE NO.: S-01-20, WP-01-117

SCALE: 1"=50'
JOB No. 506V2
DATE: 12/01
INDEX No.
SHEET No. 6 OF 10

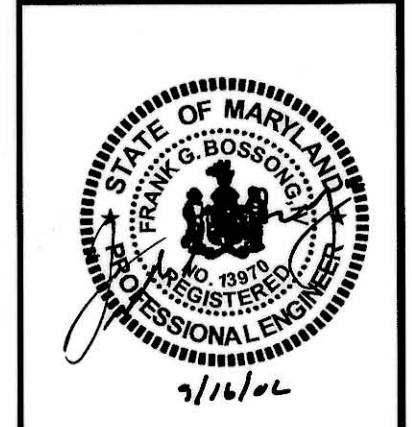


BUFFER FOR DUMPSTER AND COMPACTOR PAD TO BE DETERMINED AT FINAL DESIGN

- = LANDSCAPE ISLAND
- = LANDSCAPE BUFFER
- = EXISTING TREE CREDIT IN BUFFER
- = FOREST CONSERVATION EASEMENT
- = LIMITS OF GRADING

PLAN VIEW
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Janet Smith 9/27/02
PLANNING DIRECTOR DATE
JA



DATE	REVISION	DATE	BY	DATE
	REVISED PER DPZ COMMENTS	5/20/02	CADD	CADD
	DESIGNED	7/26/02		
	REVISED PER DPZ COMMENTS	8/23/02		12/01
	DRAWN			
	REVIEWED			
	RELEASE FOR			
	BY			

CONTRACT PURCHASER
WINCHESTER HOMES
6305 IVY LANE
SUITE 800
GREENBELT, MD 20770
MICHAEL J. CONLEY
PHONE: 301-474-4411

OWNER
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PRELIMINARY PLAN
LANDSCAPE PLAN

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PHASE I & II
MOUNT JOY
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID: 12 PARCEL NO. 260
DPZ FILE NO.: 2-01-20, WP-01-117

SCALE: 1" = 50'

JOB No.	506V2
DATE:	12/01
INDEX No.	
SHEET No.	8 OF 10

PRELIMINARY: NOT FOR CONSTRUCTION

P-02-10 P-02-10

G:\projects\506V\506V.dwg Preliminary Plan Phase I & II 07-08-LANDSCAPE-Phil.DWG 09/04/02 11:48:39 AM EDT

506V- Mt. Joy Preliminary Plan Landscape Plan

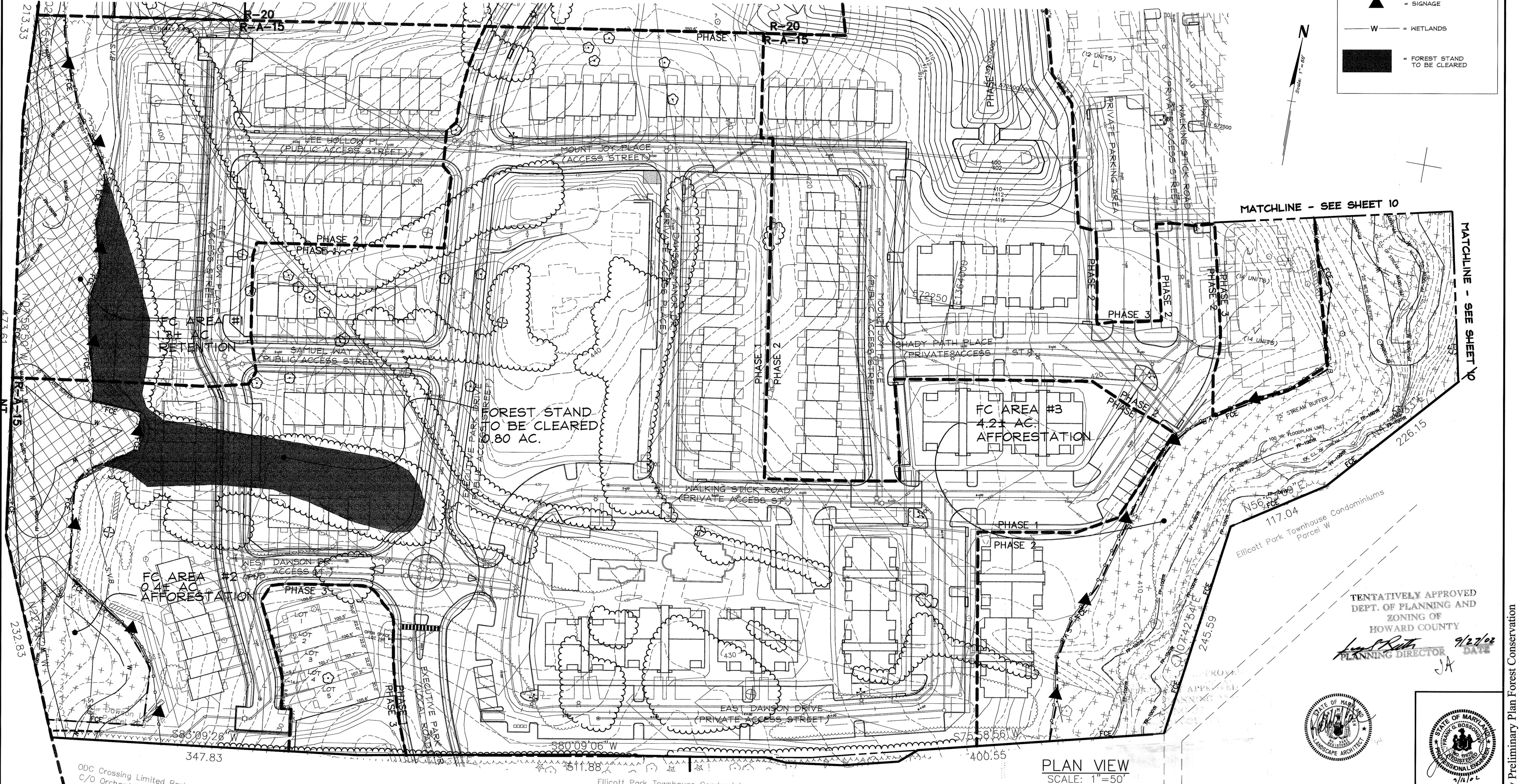
AFFORESTATION DISTRIBUTION BY FOREST CONS. EASEMENT

Common Name	Botanical Name	Rate/acre	FCE#	2	3	TOTAL
WHITE OAK	QUERCUS ALBA	50		20	210	230
SUGAR MAPLE	ACER SACCHARUM	60		24	252	276
BLACK LOCUST	ROBINA PSEUDOCACIA	50		20	210	230
DOWNY SERVICEBERRY	AMALANCHIER ARBOREA	35		14	147	161
RED MAPLE	ACER RUBRUM	60		24	252	276
VIRGINIA PINE	PINUS VIRGINIANA	35		14	147	161
WHITE ASH	FRAXINUS AMERICANA	60		24	252	276
TOTAL PLANT UNITS		350		140	1470	1610

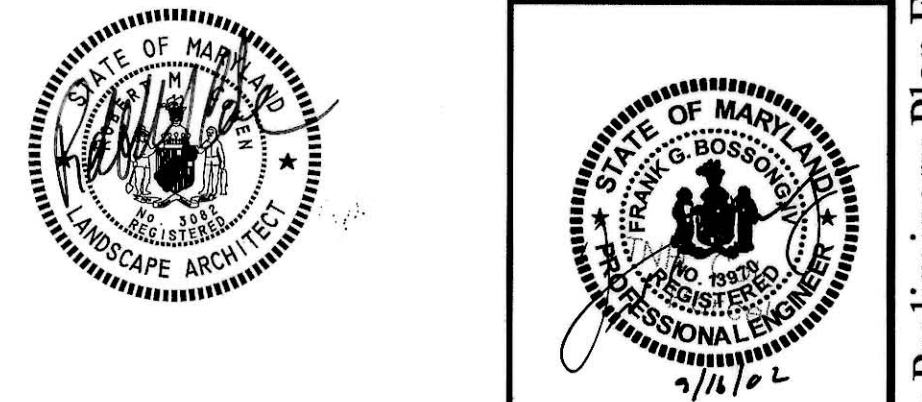
1. CREDIT FOR MULTI-FAMILY EDGE PLANTING TO BE DETERMINED AT FINAL FCP AND COORDINATED WITH FINAL LANDSCAPE PLAN.
2. CREDIT FOR REGENERATION TO BE DETERMINED AT FINAL FCP.
3. WHIPS TO BE PLANTED RANDOMLY IN 1' x 1' SPACING.
4. TREE SHELTERS REQUIRED FOR ALL WHIP PLANTINGS.

LEGEND

- = FOREST CONSERVATION RETENTION AREA
- = FOREST CONSERVATION AFFORESTATION AREA
- = FOREST CONSERVATION EASEMENT
- = FOREST CONSERVATION PROTECTION FENCING
- = SIGNAGE
- = WETLANDS
- = FOREST STAND TO BE CLEARED



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Angela R. Roth 9/27/02
PLANNING DIRECTOR DATE
JA



DATE	REVISION	DATE	BY	DATE	
	REV. PER DPZ COMMENTS	5/20/02	BASE DATA	CADD	12/01
	REV. PER DPZ COMMENTS	6/28/02	DESIGNED	YSL	12/01
	REV. PER DPZ COMMENTS	8/23/02	DRAWN	YSL	12/01
			REVIEWED	PFB	12/01

RELEASE FOR BY: _____ DATE: _____

CONTRACT PURCHASER:
WINCHESTER HOMES
6305 IVY LANE
SUITE 800
GREENBELT, MD 20770
PHONE: 301-474-4411
CONTACT: MICHAEL J. CONLEY

OWNER:
M.L. DAWSON LEE, JR.
MOUNT JOY
499 COLUMBIA ROAD
ELLICOTT CITY, MD 21043-5996

PRELIMINARY PLAN
FOREST CONSERVATION PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
9260 Galthers Road
Galthersburg, MD 20877
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

PHASE I & II
MOUNT JOY
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND
TAX MAP: 30 GRID: 12 PARCEL NO. 260
DPZ FILE NO.: S-01-20, WP-01-117

SCALE: 1"=50'


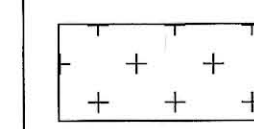

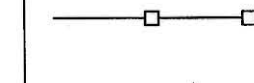

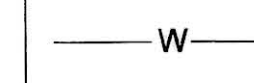

JOB No.	506V2
DATE:	12/01
INDEX No.	
SHEET No.	9 OF 10

PRELIMINARY: NOT FOR CONSTRUCTION

Q:\projects\506V2\506V2_Preliminary_Plan\Phase I & II\08-ForestCons-PH.dwg 08/04/02 02:35:57 PM EDT

506V - Mt. Joy Preliminary Plan Forest Conservation

LEGEND

-  FOREST CONSERVATION RETENTION AREA
-  FOREST CONSERVATION REFORESTATION AREA
-  FCE - FOREST CONSERVATION EASEMENT
-  FOREST CONSERVATION PROTECTION FENCING
-  SIGNAGE
-  W - WETLANDS
-  FOREST STAND TO BE CLEARED

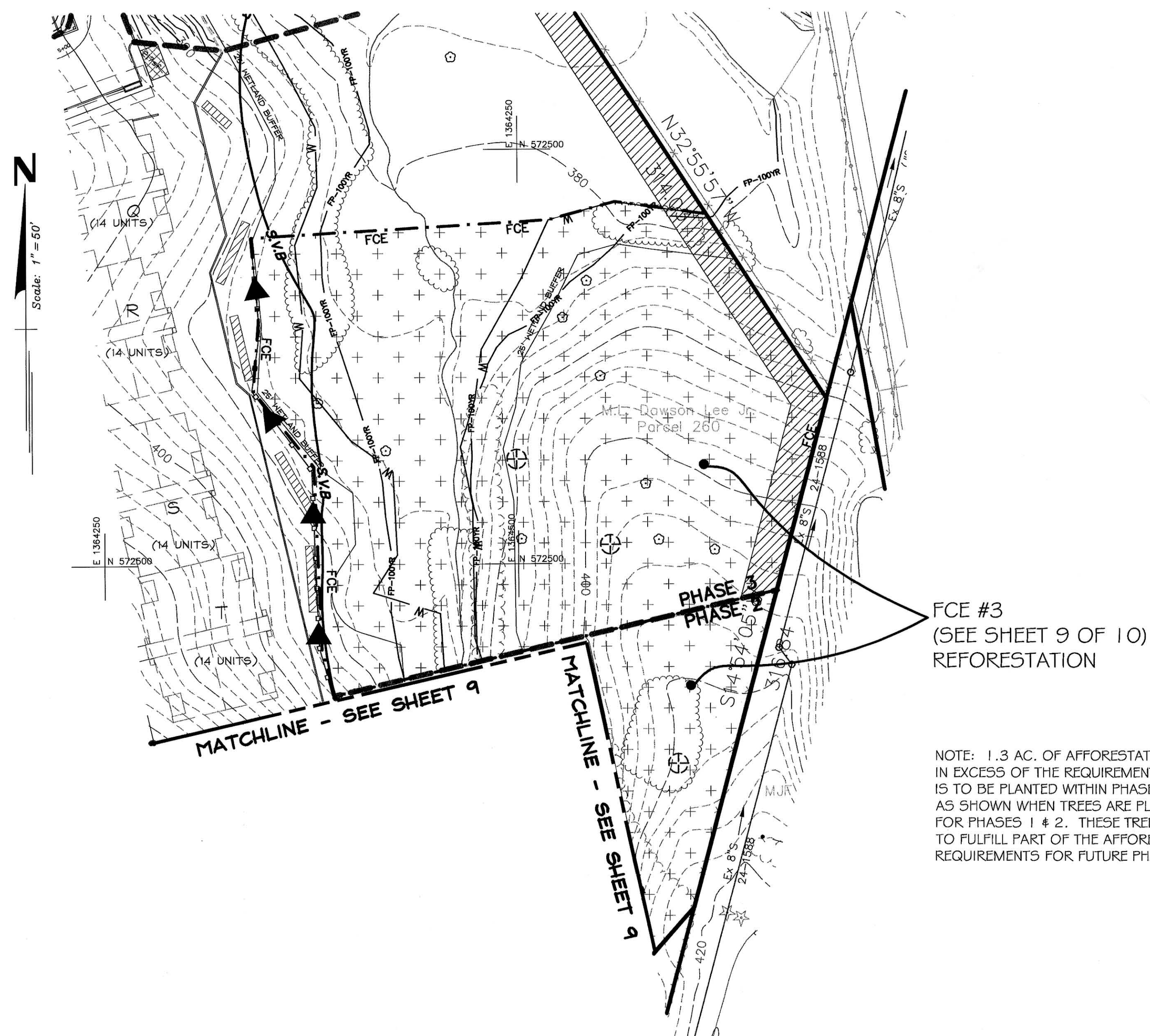
FOREST CONSERVATION WORKSHEET—PHASES I & II

- I. BASIC SITE DATA
- | | |
|---------------------------------|-----------------|
| Gross Site Area | 26.38 ac. |
| Area within 100 year floodplain | 0.89 ac. |
| Net tract area | 25.49 ac. |
| Land use category | Resid.-suburban |
- II. INFORMATION FOR CALCULATIONS
- | | |
|----------------------------------|-----------|
| A. Net Tract Area | 25.49 ac. |
| B. Reforestation threshold @ 20% | 5.10 ac. |
| C. Afforestation minimum @ 15% | 3.82 ac. |
| D. Existing forest on net tract | 2.10 ac. |
| E. Forest areas to be cleared | 0.80 ac. |
| F. Forest areas to be retained | 1.30 ac. |
- III. AFFORESTATION CALCULATIONS
(Clearing is proposed AND existing forests are less than the afforestation minimum)
- | | |
|---|----------|
| Afforestation for unforested areas below minimum (C-D): | 1.72 ac |
| Afforestation for clearing below minimum (2xE): | 1.60 ac |
| Total afforestation required | 3.32 ac. |
| Total afforestation proposed* | 4.6 ac. |

*Possible credit for existing trees in afforestation areas to be determine at Final Plan stage.

The 1.3 acres of proposed afforestation above the requirement to be applied to the requirement for future Phases. (See note at left)

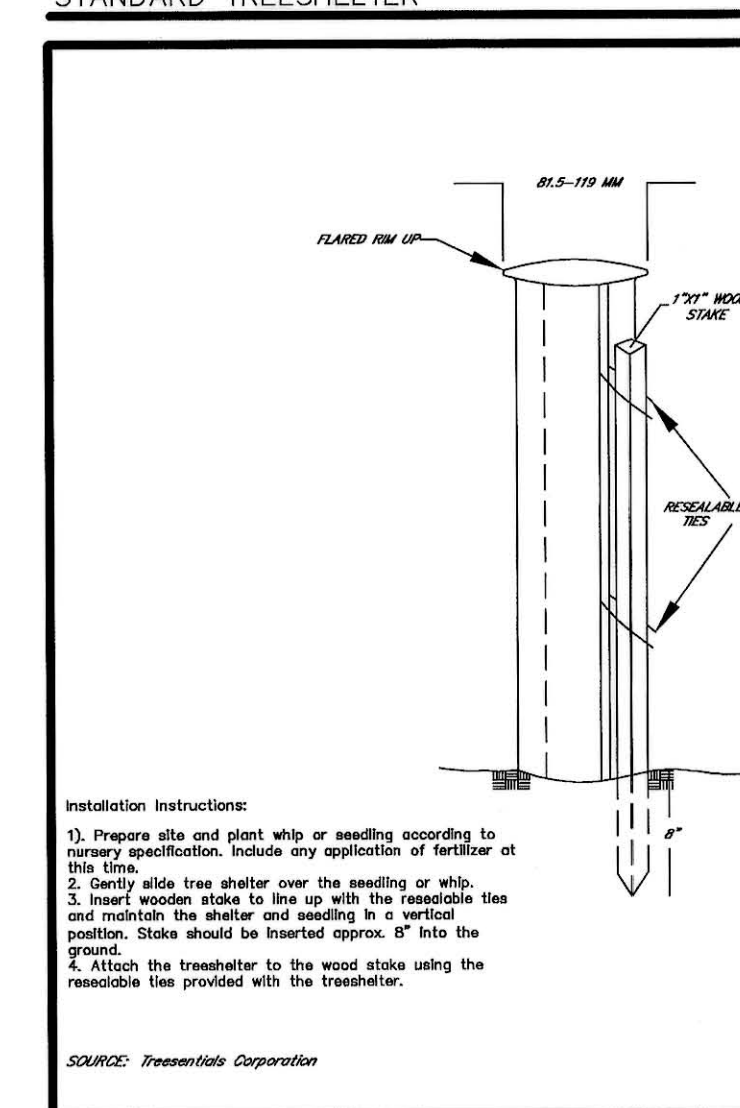
NOTE: Surety for the required retention (\$0.20/sf), required planting (\$0.50/sf), and for surplus afforestation planting (\$0.50/sf) will be included in the Developer's Agreement for the Forest Conservation Plan for Phases 1 & 2.



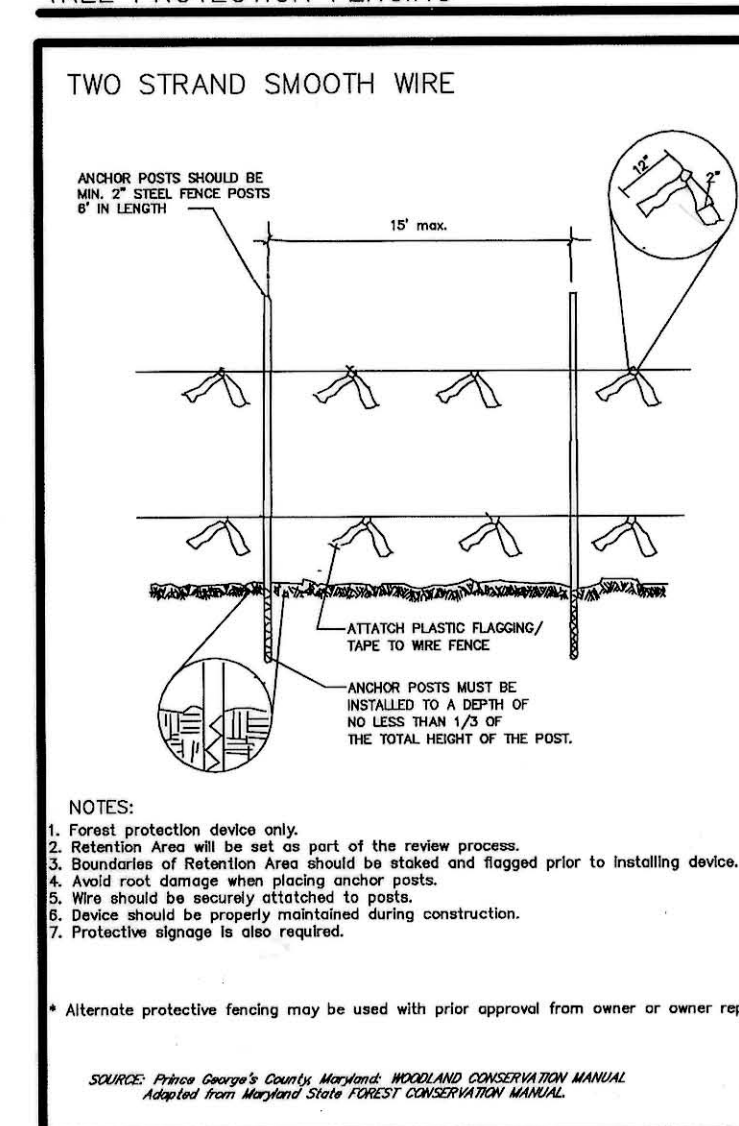
FCE #3
(SEE SHEET 9 OF 10)
REFORESTATION

NOTE: 1.3 AC. OF AFFORESTATION IN EXCESS OF THE REQUIREMENT IS TO BE PLANTED WITHIN PHASE 3 AS SHOWN WHEN TREES ARE PLANTED FOR PHASES 1 & 2. THESE TREES ARE TO FULFILL PART OF THE AFFORESTATION REQUIREMENTS FOR FUTURE PHASES.

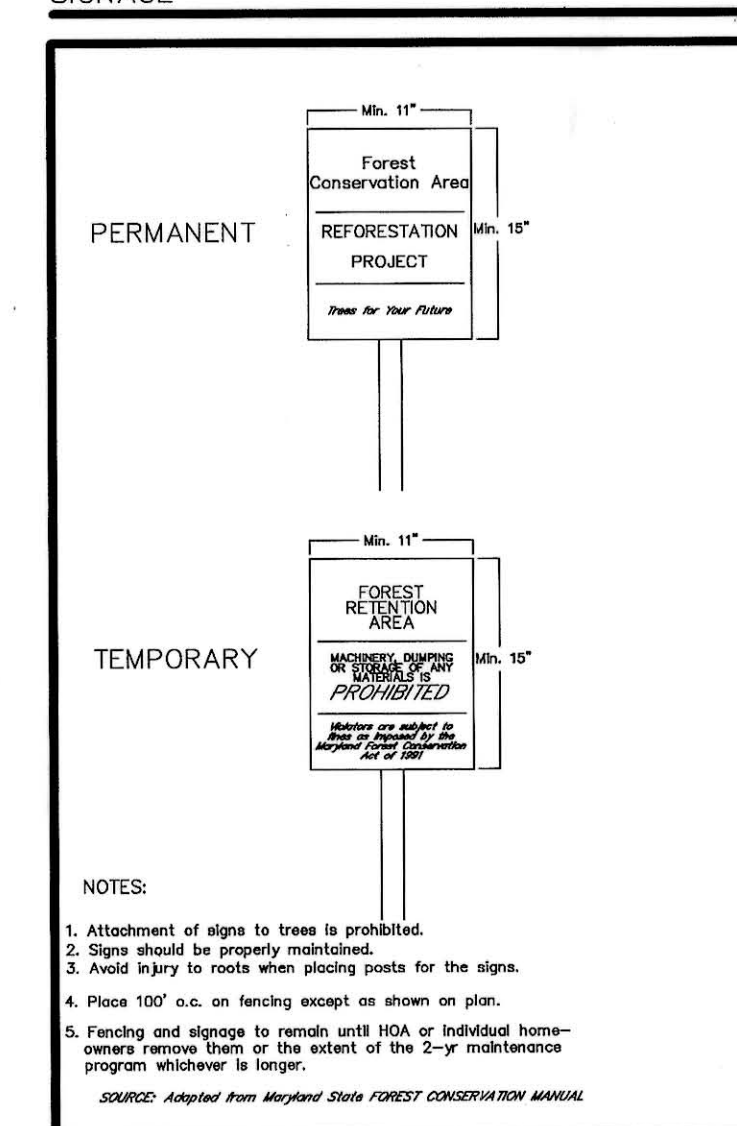
STANDARD TREESHEDLER



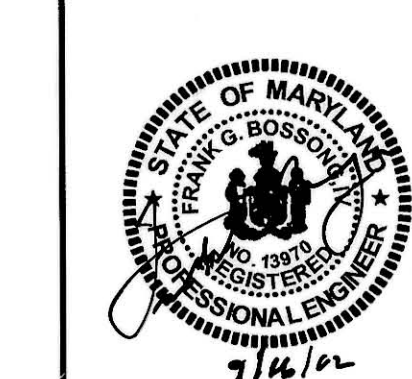
TREE PROTECTION FENCING



SIGNAGE



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE 9/27/02
JA



DATE	REVISION	DATE	BY	DATE
	REV. PER DPZ COMMENTS	5/23/02	CADD	12/01
	REV. PER DPZ COMMENTS	6/28/02	YSL	12/01
	REV. PER DPZ COMMENTS	8/23/02	YSL	12/01
			PFB	12/01

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